

Originator
Planning

Item
Industrial Districts and Standards - Discuss Update

Date
9/15/2016

Description

GENERAL INFORMATION

Applicant: City of Bloomington

Request: Discuss Update of Industrial Zoning Districts and Standards

BACKGROUND

As part of a multi-year project, the City is comprehensively updating the Bloomington Zoning Code. Many of the existing base zoning districts and overlay zoning districts were drafted in the 1950s and no longer support City objectives.

Recently adopted amendments include new commercial and mixed use zoning districts, updates to the existing residential zoning districts, and the creation of and updates to various zoning standards.

As part of the Planning Commission's 2016 work plan for the Zoning Ordinance Update project, the City Council requested staff work on an industrial obsolescence study and update the industrial zoning districts.

Existing Industrial Districts

Bloomington has six industrial zoning districts (see attached industrial zoning code):

- *Special Industrial Park (I-1), Limited Industry (I-2), General Industry (I-3)* – districts preserve zones primarily for industrial use and allow business uses in them only when necessary to complementary to the industrial neighborhood. Majority of these districts are located along Lyndale Avenue and north of Civic Plaza, except for three I-1 properties in the western industrial park.
- *Industrial Park (IP)* – district provides an area for low intensity office, warehousing, wholesaling, manufacturing and other industrial uses. Uses are limited to exclude the more intensive industrial uses – those which require significant outside storage. The IP districts are located in the western industrial park.
- *Freeway Development 1 (FD-1), Freeway Development 2 (FD-2)* – districts provide for a limited mixture of land uses with controls and high standards, to encourage and accommodate industry in freeway locations. The FD districts are located along I-494, east of I-35W.

Industrial Obsolescence Review

Staff prepared seven data maps (attached) to examine factors that contribute to industrial obsolescence. The maps depict zoning, existing land use, clear height, total assessed value per square foot, site size, floor area ratio, and effective age.

Draft Zoning Strategies

Using the information from the data maps and staff analysis, staff prepared a draft zoning strategies map (attached). Three draft zoning strategies were identified for discussion:

- *Protected industrial area* – properties within this area should remain industrial. Rezoning to non-industrial districts should be avoided.
- *Proactive rezone* – properties within this area are targeted for rezoning to:
 - Commercial Zoning Districts
 - New industrial/live work zoning district or
 - New industrial/retail zoning district.
- *Transitional area – market driven* – properties within this area would remain zoned and guided industrial; however, the City would be open to a market driven guide plan and zoning change, dependent on the proposed land use and relationship to the surrounding land uses.

Industrial Code Update

The industrial zoning code update includes:

- Review of uses and standards within the existing industrial districts
- Consolidation of the Freeway Development Districts
- Review of the industrial exterior storage and landscaping/screening standards (attached)
- Research and creation of a new industrial live/work zoning district
- Research and creation of a new hybrid (industrial/retail) zoning district

Outreach

As part of the industrial community outreach, staff proposes an industrial focus group with representation from industrial property owners, the Chamber of Commerce, a leasing professional, and NAIOP (Commercial Real Estate Development Association). The focus group would meet multiple times to discuss and provide feedback on the industrial zoning update.

Staff also plans an informational meeting for all industrial owners prior to the public hearings.

Questions

- Thoughts on the draft zoning strategies.
 - Are there any parcels or areas that should have a different strategy?
 - Any additional factors you would like staff to evaluate?
- Any specific research Planning Commission would like staff to review as part of the industrial zoning update?
 - Any specific uses that should or should not be part of the industrial districts?
 - Any specific industrial standards that need to be reviewed?

Creator: Jason Schmidt, Planner

Presenters: Glen Markegard, Planning Manager and Jason Schmidt, Planner

Provide input on the industrial zoning update.

Attachments:

Zoning Strategies Map - Draft

Data Maps - Industrial Zoned Parcels

Industrial Zoning Code

Exterior Storage and Landscaping/Screening Standards